



OFFICE OF CENTRAL INSPECTION

The Office of Central Inspection exists to promote, enhance and ensure a safe, sanitary, and healthy environment for every building in which Wichitans live and work, and to promote, enhance and ensure strong, stable and healthy neighborhoods throughout Wichita.

DEPARTMENT GOALS AND OBJECTIVES

1. Deliver fast, timely and efficient field services to the construction community. (Strategic Priority I, II)
 - a. Make timely inspections.
 - b. Improve delivery of permits to customers.
 - c. Increase inspection efficiency through uses of new technology.
2. Increase efficiency of plan review. (Strategic Priority I)
 - a. Maintain and Increase capacity of plan review process.
 - b. Monitor plan review "turn-around" ratio.
3. Encourage adaptation of new technology by all members of the construction community. (Strategic Priority I)
 - a. Use of Internet permitting.
 - b. Use of technology for case monitoring.
4. Manage growth in nuisance abatement cases. (Strategic Priority III)
 - a. Increase efficiency of code inspectors.
 - b. Faster case resolution.



The Office of Central Inspection issued building permits on a record 1,669 new homes during 2004.

PERFORMANCE MEASURES



City of Wichita - Internal Benchmark

Dept.	Objective	Program Measure Description	Benchmark	2004 Actual	2005 Projected	2006 Target	2007 Target
1a	Building inspections		30,000	25,499	27,000	27,500	28,000
1a	Building permits issued		8,000	8,441	7,600	7,800	8,000
1b	Trade inspections		60,000	59,753	58,500	59,000	59,500
1b	Trade permits issued		18,000	17,997	17,200	17,500	17,500
1c	Overtime dollars		\$90,000	\$184,918	\$125,000	\$110,000	\$95,000
1c	Housing code enforcement inspections		26,000	23,228	24,000	25,000	26,000
2a	Number of Commercial plan reviews completed annually		750	642	675	700	750
2b	Plan review turn-around ratio – large projects		75%	67%	67%	70%	75%
2b	Plan review turn-around ratio – small projects		80%	80%	75%	75%	80%
3a	Contractors in e-permitting system		7,000	N/A	3,800	5,000	6,500
4a	Housing code cases opened annually		1,600	1,442	1,540	1,570	1,600
4b	Housing code cases closed annually		1,600	1,418	1,500	1,600	1,600



RECENT ACCOMPLISHMENTS

- The Office of Central Inspection implemented permitting, licensing and scheduling; Internet permit/case review and citizen case review/comment capabilities are now in place for most functions.
- Recently updated model codes for building, mechanical and plumbing disciplines were presented and reviewed for adoption, with input and endorsement from industry representatives.
- Wireless field technology for neighborhood inspection case-tracking is fully in place. Similar capability will be extended to all OCI field staffing later in 2005. Outcomes include reduced overtime, more field presence, and better response time to contractor inspection requests.
- Re-emphasized community-oriented neighborhood enforcement in 2004, by
 - Successfully managing 84 neighborhood cleanups
 - Initiating 12.5% more Housing code cases
 - Initiating 12.6% more Zoning/Graffiti cases

OVERVIEW

The Office of Central Inspection is fully funded by permit, license, and plan review fees. OCI provides building, housing and zoning code enforcement for developers, building contractors, homeowners and business owners. The core services are provided by certified building and housing inspection personnel.

DIVISION DESCRIPTION

The Office of Central Inspection includes 73 personnel and is divided into four areas: Administration, Building Code Review, Neighborhood Standards Inspection, and Building Code Review.

ADMINISTRATION: Administration consists of a Superintendent, Administrative Supervisor and 10 support staff. Primary responsibilities include policy-making and strategic planning activities for the department, *OCI Inspectors kept pace with a record level of building activity during 2004, with 1,669 new homes having been completed.* dispatching inspection personnel, scheduling inspections, and face-to-face customer service functions. Administration is also given responsibility for measuring overall performance of the department, and resolving unanticipated inspection issues. Administration also helps to ensure that an adequate fund balance reserve is maintained, per resolution 95-560, agreed to jointly by the City and the Wichita Area Builders Association (WABA). Reports of revenues, expenditures, fund balance and construction activity are compiled and shared with the budget office on a monthly basis for monitoring and action.



Neighborhood Inspection personnel successfully managed a total of 84 neighborhood cleanup projects during 2004.

BUILDING CODE ADMINISTRATION: Construction plumbing, mechanical, electrical, and elevator construction and code enforcement. In 2004 this group performed approximately 90,000 inspections, many of them follow-up inspections to ensure that code corrections were made in the construction process.

NEIGHBORHOOD STANDARDS INSPECTION: This division is tasked with enforcing neighborhood codes. This is done by responding to citizen complaints, performing on-site inspections, and following through when necessary to initiate cases that come before the Board of Standards Code and Appeals. Staff consists of 3 Field Inspection Supervisors, 17 Inspectors, and 1 Administrative Aide.

BUILDING PLAN REVIEW: The plan review area coordinates with builders and reviews blueprints and new plans. This division serves as a barometer for future building activity. After construction plans are reviewed and approved by Plan Review personnel, builders can begin the process of moving their ideas off of the drawing board and converting them into tangible structures.

FINANCE AND OPERATIONS

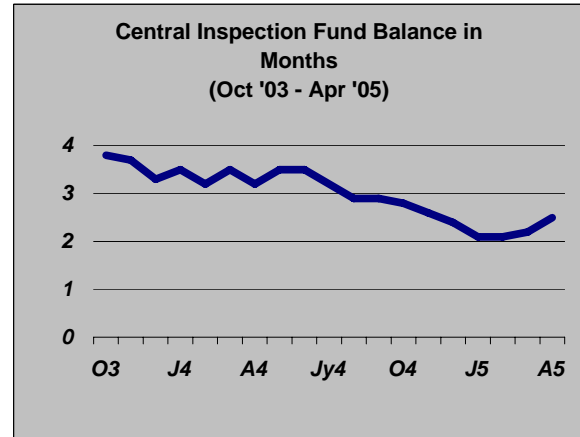
OCI receives no General Fund support. Funding is generated from the collection of permit, inspection and plan review fees, license and examination fees and a few miscellaneous special assessments. OCI and WABA jointly agreed to set a reserve balance of between 3 and 4 months of the current year operating budget. At the end of 2004, this reserve was at 2.5 months. Steps are taken by adjusting base rates as necessary to keep the fund reserve compliant with Resolution 95-560.

In 2006 funding will be added for technology to sustain good service by the department to the building community. In addition, funding will be committed for supporting an increased emphasis by the City on clean-up of substandard housing and neighborhoods.



FUTURE CHALLENGES

- Effective and efficient service delivery to large areas of new annexation completed within the past 7 years.
- Increased focus on ADA enforcement in building, commercial plan review, permitting and code inspection.
- Enable electronic submittal of plans and long-range digital storage of such plans.
- Implementation of StopBlight programs, primarily related to identification of abandoned properties, completion of a boarded up properties inventory/registration program and implementation of special County sales of abandoned properties (as allowed by State law).
- Adjusted work schedules for hourly employees to better adapt to construction industry needs while further reducing overtime costs.
- Review and enhancement of Wichita Existing Building Code within 12 months, with input from design and building industries.
- Provide support and implementation to 21st Street/North Industrial Corridor Revitalization Project.



Office of Central Inspection Budget Summary					
	2004 Actual	2005 Adopted	2005 Revised	2006 Adopted	2007 Approved
Personal Services	4,180,018	4,280,760	4,052,560	4,115,690	4,282,930
Contractual Services	1,029,280	994,740	1,023,430	1,068,680	1,076,180
Commodities	21,212	38,670	38,670	32,420	32,420
Capital Outlay	0	0	0	11,000	0
Other	0	1,870,570	279,760	281,980	231,940
Total Expenditures	5,230,511	5,584,740	5,394,420	5,509,770	5,623,470
Administrative	4,385,211	6,164,920	4,447,330	4,487,830	4,631,430
Condemnation – Housing	748,356	922,650	844,610	919,140	888,780
Development Assistance	96,944	97,170	102,480	102,800	103,260
Total Expenditures	5,230,511	5,584,740	5,394,420	5,509,770	5,623,470
Total FTE positions	73	73	*72	72	72

** The 2005 Revised Budget reflects elimination of the Building Code Administrator position.*

For additional information on Central Inspection programs, visit www.wichita.gov



WICHITA FARM & ART MARKET

The downtown Farm & Art Market has been attracting vendors and customers for about 28 years now. Starting in 1977, it has brought vendors off farms and out of workshops and studios to brave the weather and serve a cross-section of serious bargain hunters looking for fresh produce as well as handmade crafts and artwork. The market has become an important symbol of spring's arrival in downtown Wichita.